

STAFF REPORT
July 27, 2006

No. 06PL102 - Preliminary Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Rapid City Area School District
REQUEST	No. 06PL102 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in NW1/4 NW1/4 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 6, Block 3, located in the NW1/4 NW1/4 NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3 acres
LOCATION	Northwest of the intersection of Fifth Street and Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (Planned Residential Development)
East:	General Agriculture District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for the north-south section line highway shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the section line

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- highways shall be vacated or the plat document shall be revised eliminating this portion of the subject property from the Preliminary Plat;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 4. Prior to submittal of a Final Plat application, Enchantment Road shall be dedicated as right-of-way or the plat document shall be revised to include the dedication of Enchantment Road; and,
 5. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create six residential lots. The lots range in size from .2468 acres to .3030 acres and are a part of the PLM Subdivision.

The subject property is located in the northeast corner of the intersection of Enchanted Pines Drive and Enchantment Road and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Zoning: The property is currently zoned General Agriculture District. The Future Land Use Plan identifies the appropriate use of the property as public. Prior to issuance of a building permit for a residential structure, the property must be rezoned and a Comprehensive Plan Amendment to the Future Land Use Plan must be obtained to allow the residential development.

Section Line Highway: A north-south section line highway is located along the north lot line of the subject property. The section line highway is classified as a sub-collector street requiring that they be constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, the 66 foot wide section line highway must be dedicated as right-of-way. To date, the section line highway is unimproved. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans be submitted for review and approval showing the section line highway(s) constructed as identified and the 66 foot wide section line highway dedicated as right-of-way or a Variance to the Subdivision Regulations must be obtained or the section line highway(s) must be vacated or the plat document must be revised to eliminate that portion of the subject property from the Preliminary Plat. A portion of the section line highways is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated or a Variance to the Subdivision Regulations must be obtained. If the applicant seeks to vacate a portion of the section line highway(s), the adjacent property owner will need to concur in the request. Prior to City Council approval of the Preliminary Plat, the section line highway issue must be addressed as identified.

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Enchantment Road: The Preliminary Plat identifies Enchantment Road as an existing 52 foot wide right-of-way located along the west lot line of the subject property. In addition, the street is currently constructed with a 27 foot wide paved surface, curb, gutter, sidewalk, streetlight conduit water and sewer. The City Council has approved a Preliminary Plat to dedicate the right-of-way for this section of Enchantment Road as a part of Phase 1B of the PLM Subdivision. However, to date, a Final Plat has not been submitted for review and approval. As such, staff is recommending that prior to submittal of a Final Plat application, Enchantment Road be dedicated as right-of-way or the plat document must be revised to include the dedication of Enchantment Road.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.